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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "65f004d9857bdc098a9acc0e"
    },
    "firstName": "Vivek",
    "type": "CREDITOFFICER",
    "_id": "65f004d9857bdc098a9acc10",
    "lastName": "Rane",
    "mobileNo": "",
    "workMobileNo": "8758661331",
    "email": "bmthan4567@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "3000000",
    "discussWithPerson": "Vivek",
    "expectedFees": 1500,
    "quotedAmount": ""
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "65f004d9857bdc098a9acc0e",
  "name": "Virar West",
  "branchCode": "",
  "mobileNo": "0000000000",
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  "email": "bmthan4567@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "A-1/A-2, Ground Floor, Regancey CHSL, Agashi Road, Near Vijaya
Bank, Virar West"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "62720a36afd7d55eddedc4a7",
"role": "SITEENGINEER",
"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
"shortName": "AS",
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"role": "ACCOUNTANT",
"firstName": "Shyam",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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"firstName": "Jayaraja",
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          "label": "Registered Valuer"
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      ]
    },
    {
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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    {
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      "dateTime": "2024-10-11",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
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  "label": false
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  "value": "Palghar",
  "label": true
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  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Vasai",
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  "value": "Joshi Park 'A' Wing Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "street1",
  "value": "Ostwal Nagari",
  "label": false
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  "key": "street2",
  "value": "Near U. S. English School, 90 Feet Road",
  "label": false
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  "name": "Landmark",
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  "label": false
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"key": "wing",
"value": "",
"label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "policeStation",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_CP_fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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"ownership": {
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  "label": "Joint Ownership"
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  "label": "Middle Class"
},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Vasai Virar City Municipal Corporation",
  "label": "Vasai Virar City Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Ashirwad Apartment",
  "west": "Siddhi Vinayak Welfare Society Sai Dham",
  "south": "'B' Wing of Joshi Park 'A' Wing CHSL",
  "east": "90 Feet Road"
},
"asPerDocumentAgreement": {
  "north": "Information not available",
  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Duct Area",
    "west": "Lobby / Flat No. 002"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  },
  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6250",
  "depreciatedBuildingRate": "1550"
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"igrRate": {
  "propertyName": "Residential Flat",
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  "landRate": "9950",
  "igrImage": "cases/6708b155ba5e64b24a331623/igr_1729672808369_Image.png",
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"squareMeterGuideLineRate": "50300.00",
"squareFeetGuideLineRate": "4673.00"
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"igrFinalRate": {
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  "rate": "4336.00",
  "squareFeetGuideLineRate": "4336.00",
  "squareMeterGuideLineRate": "46669.00"
},
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "RC.C._slab",
    "label": "R.C.C. slab"
  }
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},
"partitions": {
  "value": "6_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2009",
  "fullDate": "1/1/2009"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Information_Not_Available",
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"label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "475.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Index- II"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6708b155ba5e64b24a331623/
routeMap_1729678424063_Image.png",
    "routeLat": "19.430260",
    "routeLng": "72.818561",
    "stationName": "Nallasopara",
    "routeDistance": "1.8 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
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    "name": "5idyys",
    "image": "cases/6708b155ba5e64b24a331623/
routeMap_1729678315500_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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"totalOthersRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
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    "percentage": "5",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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    "status": true
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    "status": true
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  "externalBrickWork": {
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  "status": false
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"externalPlastering": {
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"door": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "label": "External Development & Final Finishing",
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  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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mage_20241011_at_155718.jpeg",
      "path": "cases/6708b155ba5e64b24a331623/externallmg_1729677930454_extern
allmg_1728910828871_WhatsApp_Image_20241011_at_155718.jpeg",
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      "path": "cases/6708b155ba5e64b24a331623/externallmg_1729677916152_extern
allmg_1728910816515_WhatsApp_Image_20241011_at_155707.jpeg",
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      "path": "cases/6708b155ba5e64b24a331623/externallmg_1729677916200_extern
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    "name": "Living Room",
    "path": "cases/6708b155ba5e64b24a331623/externallmg_1729677930437_extern
allmg_1728910828870_WhatsApp_Image_20241011_at_155718_1.jpeg",
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    "status": false,
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allmg_1728910828872_WhatsApp_Image_20241011_at_155719_1.jpeg",
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    "max": "8077.00"
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  "builtUpRateRange": {
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    "max": "6731.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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createCase": "false",
type": "CASE",
leadType": {
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"value": "LEAD"
},
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"isExternalReport": false,
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"SMRO /CREDIT/2017-18/1311"
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"paymentIds": [],
"_id": "6708b155ba5e64b24a331623",
"ownerName": "Miss. Diptee Bhatt (after marriage Mrs. Diptee Kapil Purohit)",
"ownerPhoneNo": "9004845206",
"appAddress": "FLAT NO 001 A WING GROUND FLOOR JOSHI PARK A WING CHS
LTD 90 FEET ROAD NEAR OTSWAL NAGARI VILLAGE MORE NALLASOPARA
EAST PALGHAR ",
"remark": "DIPTI PUROHIT 7413817559",
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    },
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Suhas Bhiku Mulik",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Smt. Pooja Vijay Vishwakarma",
      "number": {
        "value": "Registration No",
        "label": "Registration No"
      },
      "Registration No": " 5707/2017"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "413599",
    "path": "cases/6708b155ba5e64b24a331623/
document_1728622874348_1728622871006_pooja_vishwakarma_agreement.pdf",
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"document_1728622874348_1728622871006_pooja_vishwakarma_agreement.pdf"
  },
  {
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"documentType": {
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  "from": {
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    "label": "Seller"
  },
  "Seller": "Smt. Pooja Vijay Vishwakarma ",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": " Miss. Diptee Bhatt (after marriage Mrs. Diptee Kapil Purohit) & Mr. Kapil Purohit",
  "number": {
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    "label": "Registration No"
  },
  "Registration No": " 18369/2024"
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document_1729667781582_1729667756248_Registration_receipt_Kapil_Purohit.pdf",
"fileName":
"document_1729667781582_1729667756248_Registration_receipt_Kapil_Purohit.pdf"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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    "No": " CIDCO/VVSR/CC & OC/BP-3054/E/84"
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  "fileName": "document_1729680060457_OC.pdf"
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"caseNumber": "011738",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "868923",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 11 2024 10:32:13 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Miss. Diptee Bhatt (after marriage Mrs. Diptee Kapil Purohit)",
    "phone": "9004845206",
    "ownershipShare": "",
    "email": "",
    "id": "712041"
  },
  {
    "name": "Mr. Kapil Purohit",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "593235"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": ""
  }
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  "name": "Kitchen",
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  "length1": "8.8",
  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "56.32"
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    "label": "Square Feet"
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  "length1": "2.7",
  "length2": "00",
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  "width1": "7.2",
  "width2": "00",
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  "extraAreas": [],
  "finalArea": "19.44"
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    "label": "Square Feet"
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  "name": "Bathroom",
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  "length1": "3.9",
  "length2": "00",
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  "width1": "3.7",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "14.43"
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    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "3.80",
  "length1": "3.8",
  "length2": "00",
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  "width1": "3",
  "width2": "00",
  "totalArea": "11.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.40"
},
{
  "measurementType": {
    "value": "Square Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
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"finalArea": "111.60"
}
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"otherComposition": [],
"externalReport": [],
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    "label": "Index- II"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "183454",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "475",
  "squareMeterArea": "44.13",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPERCENTAGE": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "squareMeterArea": "44.13",
    "expectedRate": "5684.21",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "570.00",
    "squareMeterArea": "52.95",
    "expectedRate": "4736.84",
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"percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"property": "Residential Flat",
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"saleablePercentage": "0",
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"floor": "",
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"expectedPrice": "2700000",
"expectedRate": "5684.21",
"builtUpExpectedRate": "4736.84",
"image": "cases/6708b155ba5e64b24a331623/
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"id": "587580"
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    "squareMeterArea": "44.52",
    "expectedRate": "7304.30",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "53.42",
    "expectedRate": "6086.96",
    "percentage": "20"
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    "percentage": ""
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"expectedRate": "7304.30",
"builtUpExpectedRate": "3500000",
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"squareMeter": "53.42",
"id": "962757"
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{
  "carpetArea": {
    "area": "433.33",
    "squareMeterArea": "40.26",
    "expectedRate": "8076.99",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "48.31",
    "expectedRate": "6730.77",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "floor": "",
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"expectedPrice": "3500000",
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"builtUpExpectedRate": "3500000",
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"squareMeter": "48.31",
"id": "582607"
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    "squareMeterArea": "42.58",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "51.10",
    "expectedRate": "6181.82",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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Taluka - Vasai, District - Palghar, Nallasopara (East), PIN - 401 209, State -
Maharashtra, India",
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}
}

Name	Length	Width	Total
Composition :			
Living Room	8.9'0"	14.8'0"	131.72
Kitchen	8.8'00"	6.4'00"	56.32
Passage	2.7'00"	7.2'00"	19.44
Bathroom	3.9'00"	3.7'00"	14.43
WC	3.8'00"	3'00"	11.40
Bedroom	9'00"	12.4'00"	111.60
Other Composition :			